

MINUTES

City of Carrollton Mayor and Council Meeting

June 2, 2014

6:00 p.m.

**Public Safety Complex, Court/Council Chambers, 115 West Center Street,
Carrollton, Georgia**

I. CALL TO ORDER

The Mayor and Council met in regular session on Monday, June 2, 2014 in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 6:00 p.m. Members present: Mayor Wayne Garner, Councilmember Gerald Byrd, Councilmember Mandy Maierhofer, Councilmember Mike Patterson, and Councilmember Jim Watters.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Garner.

III. INVOCATION

Ms. Annie Boykin offered the invocation.

IV. MINUTES (May 5, 2014 and May 23, 2014)

Motion by Councilmember Byrd, seconded by Councilmember Patterson to approve the minutes of the May 5, 2014 and May 23, 2014 meetings. (Motion passed 5 – 0).

V. CITIZEN COMMENTS

(Please state your name and address for the record and limit comments to three minutes.)

Ms. Annie Boykin of Carter Street expressed appreciation to the Mayor and Council and Police Department that the LaToya Jackson murder case was finally solved.

Ms. Sue Medeiros of 115 Old Mill Court expressed appreciation to the Mayor and Council for their support of the library.

Mr. Jim Uglum, property owner at 338 Maple Street, expressed concern that the City is not enforcing restrictions and covenants of property located near 342 Maple Street. Mr. Uglum advised that the Homeowner's Group had retained an attorney who has obtained the referenced covenants, as well has minutes of a Mayor and Council meeting from 1995, where the City Attorney stated that the covenants were enforceable by the City. Mr. Uglum requested that the Mayor and Council review the documents and rescind the action taken at the December 2013 Mayor and Council meeting and revoke the building permit to build a pizza restaurant. Mayor Garner asked City Attorney Chuck Conerly for input on the matter. City Attorney Conerly advised that he and City staff members have concurred that the property was taken out of the Historic District in 1995. City Attorney Conerly also explained that covenants are the responsibility of the property owners. Mayor Garner advised that City Attorney Conerly would get in touch with Mr. Uglum's attorney regarding the matter.

VI. ITEMS OF DISCUSSION

1. Roadway Extension Request - Carrollton City Schools

City Manager Casey Coleman presented to the Mayor and Council for their consideration a request from Dr. Kent Edwards, Mike Sanders, and Trent North of the Carrollton City School system regarding their

construction of a new school building being built at the rear of the elementary school and their need for a connector road to help relieve some of the traffic problems that would ensue as a result of this construction.

City Manager Coleman explained that the road (F.M. Fulbright Drive) at the rear of the elementary school is now a dead end road and the School System is requesting that the City construct a connector roadway from the dead end and tie back into Ben Scott Blvd.

City Manager Coleman advised that the estimated cost of the new connector road is approximately \$1,300,000. The school system has indicated that they could provide \$250,000 and the County has promised to provide \$300,000 towards the project and will do the construction, leaving the balance of approximately \$750,000 for the City.

City Manager Coleman stated that a traffic study was conducted on this matter by URS Corporation and this particular design was studied, as well as several other potential designs. City Manager Coleman informed the Mayor and Council that the property on which the potential roadway will be located is owned by the Carrollton City Schools and a small parcel is owned by the City of Carrollton, so no property will need to be purchased.

Mayor Garner advised that his only issue with the roadway extension had been giving up Highland Drive, but the current plans will accommodate that.

Dr. Kent Edwards, Superintendent of Carrollton City Schools, expressed appreciation to the Mayor and Council for their consideration of the proposed roadway extension. Dr. Edwards advised that he is convinced that the roadway extension is needed to ensure fire and safety access and to relieve congestion near the Carrollton Elementary School. At this time, Mayor Garner inquired as to wishes of the Council on the matter. **Motion by Councilmember Mayor Garner, seconded by Councilmember Byrd to approve the Roadway Extension Request from Carrollton City Schools as presented. (Motion passed 5 – 0).**

2. Potential Property Purchase – 418 Bradley Street

City Manager Coleman presented to the Mayor and Council for their consideration a potential property purchase for property located at 418 Bradley Street. City Manager Coleman advised that after the City recently purchased the property from Dr. Fiore, he was contacted by Ronnie Edwards of LINCO Realty, representing Mrs. Gail Lumpkin. City Manager Coleman advised that Ms. Lumpkin owns the gray house at 418 Bradley Street (between the Stallings house and Fiore property that the City recently purchased). City Manager Coleman advised that Ms. Lumpkin had previously offered to sell the house to the City for \$295,000, and at that time, he stated to Mr. Edwards that he did not believe that the City would be interested at that price. City Manager Coleman advised that after several conversations with Ms. Lumpkin, she has agreed to offer the house to the City for \$225,000.

City Manager Coleman stated that by purchasing and demolishing the house we can increase the foot print of the public parking lot for the depot and possibly allow some other structure to be constructed in the future on the remaining portion of the 0.35 acre lot. City Manager Coleman explained that the parking area, as designed now, is an irregular shape and the driveway does not line up with the cross over to the depot and that by utilizing a small portion of this lot, should you chose to purchase it, could be easily corrected.

City Manager Coleman advised that the City would still need to follow the rules to remove the home from the Historic District. Councilmember Byrd inquired as to the possibility of saving/moving the home. City Manager Coleman advised that the home is not in good condition.

Ms. Dorothy Pittman of the Historic Preservation Commission stated that the house should not be demolished.

Mr. Paul Jarrell, a resident of 319 College Street and a Preservation Planner at Three Rivers Regional Commission stated that the City has been lax in preservation ethics. Mr. Jarrell went on to mention the recent demolition of the Roberts house on Newnan Street. Mayor Garner advised that the City didn't lose the Roberts house and that he is not taking ownership of the demolition. Mayor Garner stated that the bank went in and destroyed it and took ownership of the property. Being no further discussion, Mayor Garner inquired as to the wishes of the Council on the matter. **Motion by Councilmember Patterson to authorize the City Manager to move forward with the purchase of property located at 418 Bradley Street at a cost of \$225,000. (Motion failed due to lack of a second).**

3. Public Hearing - FY 2014-2015 Budget

A public hearing was held regarding the proposed FY 2014-2015 Budget. City Manager Coleman advised that this presentation is for the purpose of conducting a public hearing on the proposed budget as required by Georgia State Law. City Manager Coleman stated the following information regarding the proposed budget:

The proposed FY 2014-2015 General Fund Operating Budget of **\$20,177,320** represents an overall increase of **\$1,147,172 or 6%** over the FY 2013-2014 Budget of **\$19,030,148**.

The proposed FY 2014-2015 Water Fund Operating Budget of **\$14,642,483** represents an overall increase of **\$3,529,547 or 32%** over the current year budget of **\$11,112,936**.

The proposed FY 2014-2015 Sanitation Fund Operating Budget of **\$4,538,844** represents an overall increase of **\$190,844 or 4%** over the FY 2013-2014 Budget of **\$4,348,000**.

At this time, City Manager Coleman discussed several areas of the budget, including that revenue items throughout the General Fund continue to show mixed results as it pertains to the economic recovery. City Manager Coleman stated that some line items continue to decline, while others have stabilized and are beginning to show signs of recovery.

City Manager Coleman advised that the proposed budget does not include a millage rate increase, noting that the millage rate has not increased since 1993.

In addition, City Manager Coleman stated that the proposed budget includes a Cost of Living Adjustment (COLA) for satisfactory city employees, which he advised are 99.9 percent of the City's workforce. City Manager Coleman also advised that the group health insurance premiums are forecast to increase 13% for FY 2014-2015 and that contributions to the City's retirement plan are forecast to be at or slightly above the current year levels.

City Manager Coleman advised that property/liability insurance premiums are projected to decrease by 13% due to the diligent efforts of our insurance broker in shopping the market for the City's coverage.

City Manager Coleman stated that as discussed in recent years, energy costs continue to be a challenge for the City and that retail price levels for gasoline and diesel fuel are \$3.75 and \$4.00 per gallon, respectively, and continuing to climb. City Manager Coleman informed the Mayor and Council that we continue to strive to ensure our operations are as energy efficient as possible.

City Manager Coleman advised that other highlights of the proposed FY 2014-2015 Budget include the following:

- \$10,000 – rotational replacement of City computers
- \$1,000,000 – paving/resurfacing/repair of City streets
- \$297,646 – operating budget of the Neva Lomason (West Georgia Regional) Library

City Manager Coleman informed the Mayor and Council that adoption of the proposed FY 2014 – 2015 Budget will be on the Agenda for the July 7, 2014 Mayor and Council meeting.

4. Appointments: Board of Development Appeals (2)

Motion by Mayor Garner, seconded by Councilmember Byrd to re-appoint Hugh Bass to a new term and to appoint Ms. Peggy Philpot Barrett to a term on the Board of Development Appeals (terms expire 04/01/2017). (Motion passed 5 – 0).

VII. MAYOR AND COUNCIL ANNOUNCEMENTS

Councilmember Byrd thanked Charles Griffin, Executive Director of the Carrollton Housing Authority, for his efforts in obtaining new playgrounds for area children. In addition, Councilmember Byrd thanked City Engineer Tommy Holland for the recent paving work.

Councilmember Patterson expressed appreciation to the School Board. In addition, Councilmember Patterson thanked City staff members for the great jobs that they do.

Councilmember Jim Watters thanked Trent North for a recent meeting regarding the School Board.

VIII. CITY MANAGER ANNOUNCEMENTS

There were none.

IX. ADJOURN

There being no further business to discuss, the meeting was adjourned at 6:43 p.m.